

19.45.120 Landscaping.

A. All landscaped areas shall be planted with live plant material and include a permanent automatic irrigation system, except for natural areas approved by the planning commission for preservation. The owner, tenant and any agent shall be jointly and severally responsible for the maintenance of all landscaping in good condition and free from refuse and debris so as to present a healthy, neat and orderly appearance.

B. A minimum of thirty percent of the total site shall be landscaped. The planning commission may approve preservation of natural areas or trails as part of the thirty percent.

C. The required front yard setback and the required side yard setback which faces on a street on corner lots shall be landscaped with live plant materials including shrubs and trees except for necessary vehicular driveways and pedestrian walkways. Deciduous trees shall have a minimum caliper of two inches. A minimum of forty percent of the trees shall be conifer trees having a minimum height of six feet.

D. Landscaping in parking areas shall meet the following minimum requirements:

Size of parking area	Percent landscaped
Less than 15,000 square feet	5
15,000 to 29,999 square feet	7.5
30,000 square feet and larger	10

One tree shall be planted for every ten parking stalls. Deciduous trees shall have a minimum caliper of two inches. A minimum of forty percent of the trees shall be conifer trees having a minimum height of six feet. The distribution of the trees shall maximize shading during summer months. All landscaped areas shall be separated from the parking surface by at least a six-inch-high curb.

E. A minimum landscaped area fifteen feet wide is required along the side and rear property lines.

Where a side yard or rear yard is adjacent to a residential or agricultural zone or residential or agricultural use, the entire side yard setback and rear yard setback shall be landscaped.

F. Berming of the landscaped areas is encouraged. (Ord. 1192 § 1 (part), 1992)